
Ruxton-Riderwood-Lake Roland Area Improvement Association

2022 Year-End Association Report

To protect, preserve, and enhance our communities through stewardship, education, and advocacy.

The Ruxton-Riderwood-Lake Roland Area Improvement Association (RRLRAIA) is governed by a volunteer Board of Governors who live within our community and managed by their Executive Director, Hope Jordan. The Association's 2022 Year-End Report outlines actions taken by the board, committees, and volunteers on behalf of the community.

Zoning and Code Enforcement

The RRLRAIA community is part of the Baltimore County Design Review Panel (DRP) area to help ensure design standards comparable with others in the neighborhood. The [Design Review Panel \(DRP\)](#) is an advisory and consulting body to the Baltimore County agencies involved in reviewing residential development plans and variances. The Association monitors re-zoning and variance requests submitted to the County for properties in our community. Property owners, contractors, and developers who plan to build or make significant modifications to existing homes need to go through the County's DRP process. Prior to DRP meetings, the RRLRAIA hosts Community Input meetings on behalf of the DRP to introduce the owner/developer to neighbors and to offer an opportunity to address development concerns such as the overall design of the project, landscaping, and stormwater runoff.

Projects in 2022 have included:

- A Brew Pub is being planned for the Falls Road area. The Association worked with the Lake Falls Association to address concerns about the business's lighting, sound, and operational hours. A Restrictive Covenant Agreement (RCA) was developed to address these issues. All parties signed the RCA, and it was submitted to Baltimore County. Legislation was also drafted and approved to allow for this use on that property.
- A property is being considered for the development of an indoor/outdoor Pickleball facility. The Association worked with local leadership and resident groups to facilitate discussions with the developer regarding feasibility.
- The Committee monitored the reconstruction of a convenience store and requested crosswalk and sidewalk improvements to include ADA compliance from the County to facilitate foot traffic.
- The Association hosted meetings between neighborhood groups contiguous to Blakehurst and the developers for the planned expansion on the Mission Helpers site to add independent living units. The meetings dealt with concerns, such as setbacks and buffer areas, and resulted in a Restrictive Covenants Agreement (RCA). The document was signed earlier this year and will be recorded by the County.
- The Association challenged a variance request of a proposed oversized electronic, changeable sign intended for marketing and advertising for a religious institution. RRLRAIA notified nearby neighbors, inviting them to participate in the County hearings. The Administrative Law Judge ruled in favor of the church stating Federal religious exemption laws.
- Notified the County's Office of Planning Permits of an unauthorized developer and owner modification to approved DRP plans.
- Enforcement of variance requests for accessory dwelling units.
- Monitoring the residential development of sleeping space, but no kitchen in an archway that attaches the house to the garage.
- Monitoring the rezoning of a lot from commercial to residential. Notifying neighbors of potential rezoning and DRP process.
- Monitoring sales of a multi-acre lot that could be subdivided.
- Bellona Ave - backside of Abell Ridge. Preliminary designs need to go through DRP.

Monitoring Large Developments Outside Our Community:

- Torch Hill - 1400 West Seminary Avenue: a 32 single-family home development on 45 acres
- Greenspring Manor - 2310 West Joppa Road: a 61-lot subdivision

- Light Rail Developments in Lutherville/Timonium

Public Facilities, Enhancements, and Historic Preservation

The Public Facilities, Enhancements, and Historic Preservation Committee is always working for RRLRAIA members. The committee monitors area infrastructure, including traffic issues, roads, and bridges. They also host Second Saturday Litter Patrol, report trash pick-up problems, and request graffiti removal in our neighborhoods. In 2022, the committee submitted over 50 Baltimore County Service Requests, including:

- Removal of debris and garbage along roadways and bridges
- Issues related to trash collection
- Graffiti clean-up
- Pothole repairs
- Fire hydrant repair
- Tree removal to protect power lines
- Vacant home neglect and rodent issues
- Street light outages
- Stormwater drain clearing
- Sightline issues due to shrubbery and signage at several intersections
- Dead deer removal on roadways
- Removal of questionable personal property on County property
- Missing street sign replacement and repair

Events

A *Dumpster and Donation Day* and two *Shredder Days* were well attended in 2022. Attendees of our *Annual Membership Meeting* in October heard an overview of Association activities and two speakers: David Bayer, Project Engineer at Baltimore County Department Of Public Works, who gave an update on the Jones Falls Sewer Infrastructure, and Harry Ferguson, Astronomer at the Space Telescope Science Institute (STScI) who presented "Baltimore's Eye on the Universe — the James Webb Space Telescope." A hands-on educational seminar was held on Invasive Vine eradication techniques in November. Future speaker series and social events are in development for 2023.

Community Plan

The RRLRAIA prepares a community plan that identifies the key issues and actions to achieve the priorities every ten years. The goal of the *2020 RRLRAIA Community Plan* is to help preserve and enhance the quality of life in the Ruxton, Riderwood, and Lake Roland area communities. The Committee developed the goals and detailed action steps for the five key issues identified by the community in a community-wide survey: Code Enforcement & Zoning, Falls Road Corridor, Flooding, Public Safety, and Sewer Lines. The Plan is developed as part of Baltimore County's 2030 Master Plan and guides expectations, policies, and services from Baltimore County and the Association. The County expects to finalize the 2030 Baltimore County Master Plan in early 2023. The *RRLRAIA 2020 Community Plan* is available at rrlraia.org/neighborhood/community-plan/.

Falls Road - Bare Hills - Lake Roland

The committee represents one of the five key focus areas of the past three *RRLRAIA Community Plans* and promotes the goals and objectives outlined in the Plans. Activity this past year has included monitoring or advocating for positive outcomes for:

- Addressing several sites with illegal squatters
- Monitoring the sale of commercial land and proposed uses, including facilities for self-storage, a brewery, and a pickleball facility.
- Monitoring the Falls Road water main replacement project and communicating concerns when they arise to Baltimore County DPW or the prime contractor.

Activity at Lake Roland has included several park awards, additional trail stabilization, the construction of an education nature trail addressing trail access issues and parking concerns, step improvements to benefit patrons, installation of educational signage and memorial benches, outreach to other nature sites to aid with expertise or equipment, planting of native trees and plants, implementation of the serpentine barrens management plan, fallen tree removal on trails and

roadways, invasive plant management and weed warrior outings and the installation of a Little Free Library to name but a few.

Flooding & Sewer

The Flooding committee, working collaboratively with the Baltimore County and State Government, advocates for actions to prevent flooding and the devastating impact of flooding on the community and the environment. Their focus is on the goals and action items in the 2020 Community Plan. These goals and actions were shared with the community and were developed with significant input from the community.

The Sewer committee, in collaboration with the Baltimore County Government, advocates for sewer function improvements through the reduction of stormwater infiltration, the prevention of sewer overflows, and the impact overflows have on the community and the environment. The Sewer committee specifically focuses on the goals and action plan in the 2020 Community Plan. These goals and actions were shared with the community and were developed with significant input from the community.

Communications

This past year, our Executive Director shared valuable resources that were sent weekly to members of the Association's E-News. A summary of topics is attached. The committee hosted a photo contest to celebrate the community, which will soon be on our website. Updates made to the website (www.rrlraia.org) included a new Homes Sold, News and Community Plan section.

Membership

Membership Dues fund all Association expenses. The committee coordinates the annual membership drive, sends Welcome Packets to new neighbors, and develops programs for our business patrons. Membership for 2022 was just under 1,000 members, including almost 30 business patrons.

Nominating and Governance

The committee creates an annual slate of board members and officers, interviews potential candidates, and presents a list of potential candidates to the board when a vacancy occurs. The committee also identifies areas of expertise needed on the board and collects and maintains Conflict of Interest forms from each board member and the Executive Director. In October 2022, the Association welcomed seven new board members.

Finance

The committee supports and reviews the finances of the association as well as the processes and procedures. The treasurer shall serve as the chairperson of the committee.

Thank You to our 2022 Business Patrons!

Blakehurst Senior Living ♦ Boys Latin School of Maryland ♦ Burdette, Koehler, Murphy & Associates ♦
Cambridge School ♦ Carpet Works ♦ Church of the Good Shepherd ♦ Continental Realty ♦
Cummings & Co. Realtors ♦ Delbert Adams Construction & Sunnyfields Cabinetry ♦
Falls Road Running Store ♦ Graul's Market and Wine Shop ♦ Haymaker Promotions ♦
Hunt's Church Preschool ♦ Hunt's Memorial United Methodist Church ♦ J. McLaughlin ♦
Kittredge Properties ♦ Kleenize Rug Cleaners ♦ Mind Body Physical Therapy ♦
Pickersgill Retirement Community ♦ Princeton Sports ♦ Pro Lawn Plus, Inc. ♦ Rutland Beard Florist ♦
School Sisters of Notre Dame ♦ Simply Beautiful ♦ The Mitre Box ♦
The Yerman Gaines Team - Berkshire Hathaway Realty ♦ Trinity Assembly of God ♦ Whole Healthcare

E-News Weekly Communications - Topics

The Association sends weekly E-News to Members containing pertinent information for our area. Below are samples of recent news topics. For the full stories, visit rrlraia.org/news:

Board News and Member Highlights

- Articles on Maryland History
- Volunteer Recognition
- RRLRAIA Website Updates
- RRLRAIA forms Flooding & Sewer Committees
- Safety Crossings - Thornton and West Joppa Roads
- No Parking Signs Installed
- RRLRAIA Adopt a Road - Old Court Road
- RRLRAIA Committee Overviews
- *RRLRAIA 2020 Community Plan*
- Royal Farms Fire and Update on Restoration

Around Our Community

- Have you seen the Herons?
- Little Free Library
- Native Garden Contest - Green Towson Alliance
- Bird Watching
- Cub Scout Pack 319
- Toad Ferry - toad migration along Bellona Avenue
- Compost How-To Resource
- Overwintering Leaves in your Yard
- Paw Point

Events - Association and Community

- RRLRAIA Annual Membership Meeting
- Presentations - James Webb Telescope, Sewer Infrastructure
- RRLRAIA Shredder Day
- RRLRAIA Dumpster & Donation Day
- Vine Eradication Workshop
- Friday Community Nature Walks - Lake Roland Park Naturalist
- Kenilworth Farmers Market
- Native Tree Plantings & Native Plant Sale
- RRLRAIA 2nd Saturday Community Clean-ups
- RRLRAIA Annual Photo Contest
- Towson Spring & Fall Festivals, Farmers Market, Gardens Day, Feet on the Street, 4th of July Parade
- Maryland Office of Tourism
- Art on the Trails - Lake Roland
- Outdoor Movie Night - The Historical Society of Baltimore County sponsored
- "Woods in Your Backyard Online Course" - University of Maryland Extension
- Historic Tours - Preservation Alliance of Baltimore County sponsored

Crime Alerts, Prevention & Safety

- Our Neighborhood Liaison, Police Officer Foley
- Crime Alerts
- Residential Burglary Prevention
- Auto & Catalytic Converter Theft Prevention
- Home Watch Program
- Halloween Safety Tips
- Spot Crime Map and Service Alert

Baltimore County

- Trash, Recycling, Yard & Bulk Pickup Schedules
- Sewer Study conducted by Hazen & Sawyer
- Falls Road Water Main Restoration Project
- Zoning Hearing Notices
- Baltimore County Fiscal Year Budget
- BaltCoGo App
- Compost Bin and Rain Barrel Sale
- Drug Disposal Drop-offs
- MDOT - MTA Community Input Meeting
- Redistricting Map of Councilman Districts
- Plan-Practice-Prepare - Baltimore County Department of Emergency Management
- Backyard Buffer Tree Planting Program
- Snow Route Status App
- Baltimore County Master Plan Public Meeting

Board of Governors

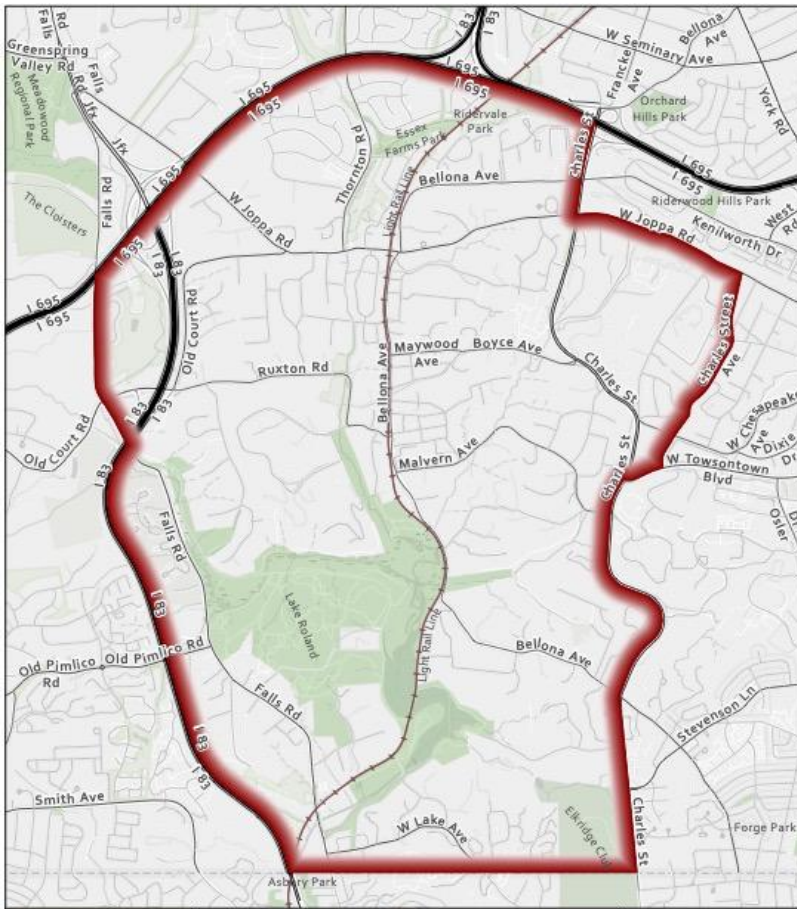
Board members hold offices for a term of three years and serve up to two consecutive terms. New board members are nominated and elected by the Association members at the Annual Meeting in the Fall. Board members must be Association members. The Board meets at least five times per year in addition to the Annual Meeting.

Officers

President – Jamie Cahn	Treasurer – Bob Goldstein
1 st Vice President – Dod Poe	Secretary – Debbie Codd
2nd Vice President - Elliott Plack	Executive Director – Hope Jordan

Board of Governors

Bill Baker	Blair Iodice	Mike Muldowney
Jamie Cahn	Jason Jones	Elliott Plack
Debbie Codd	Kathleen Lane	Dod Poe
Catherine Dreese	Paul Matino	Anne Rouse
Meg Ferguson	Matt McGlone	Manuele Wasserman
Bob Goldstein	Patty Mochel	Emeritus - Jeffrey Budnitz



The RRLRAIA Community Map

Hope Jordan, Executive Director

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To Join:
www.rrlraia.org/membership